



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, October 10, 2025

Planning Department Staff Analysis



Juliana A. Njoku

Director

N1. Case No: A-25-247824

Parcel ID(s): 18 231 09 008

Commission District 01 Super District 07

Applicant: **Jorge Estevez**
2424 King Arthur Circle NE
Atlanta, GA, 30345

Owner: **Jorge Estevez & Enrique Betancourt**
2424 King Arthur Circle NE
Atlanta, GA 30345

Project Name: **2424 King Arthur Circle – Impervious Surface Variance**

Location: 2424 King Arthur Circle, Atlanta, GA, 30345

Request: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum impervious lot coverage from 35% to 40% to allow the construction of a swimming pool, decking, and associated site improvements within the R-100 (Residential Medium Lot) zoning district.

Staff Recommendation: Denial

Conditions: None

STAFF FINDINGS:

The applicant requests a variance from Section 27-2.2.1 to increase the allowable impervious surface coverage from 35% to approximately 40% to construct a swimming pool and associated improvements. The property, located at 2424 King Arthur Circle NE, contains an existing single-family home built in 1962. The proposed additions would increase impervious coverage beyond the threshold permitted for the R-100 zoning district.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property exhibits mild topographic variation and an existing retaining wall along the rear yard, installed for stormwater management and landscaping purposes. The wall, in combination with a rear grade change and a storm drain easement on the left side, creates moderate constraints on improvement placement that were not caused by the current owner. While these elements qualify as an extraordinary physical condition, the applicant proposes to remove an existing shed and patio on the upper level and replace them with a new concrete pad without demonstrating how this action directly responds to those constraints. Therefore, although the site's drainage and elevation factors warrant consideration, staff finds the proposed design does not justify exceeding the lot coverage limit.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The variance does not represent the minimum relief necessary to achieve reasonable use of the property. The proposed 5% increase in impervious coverage results from elective design choices rather than functional necessity. The applicant's request may touch on the stormwater mitigation measures, but the noted impervious additions will contribute to their hardship. The applicant did not provide documentation demonstrating exploration of alternative layouts, materials, or drainage designs that could reduce impervious area while achieving the same outcome. As proposed, the variance extends beyond the minimum necessary to afford relief.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The variance does not represent the minimum relief necessary to achieve reasonable use of the property. The proposed 5% increase in impervious coverage results from elective design choices rather than functional necessity. The applicant did not provide documentation demonstrating exploration of alternative layouts, materials, or drainage designs that could reduce impervious area while achieving the same outcome. The proposed addition may improve functionality without encroaching on privacy, but may negatively affect surrounding properties, therefore being materially detrimental to public welfare.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict adherence to the zoning ordinance does not impose undue or unnecessary hardship. The property remains fully functional as a single-family residence without the requested variance. The desire to install additional concrete and a swimming pool represents a lifestyle preference, not a hardship under the zoning definition. The applicant retains reasonable use and enjoyment of the property consistent with surrounding homes.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The variance request does not align with the spirit and purpose of the Suburban Character Area of the DeKalb County Comprehensive Plan. While the design seeks to mitigate stormwater concerns and enhance the long-term stability of the property, additional improvements may result in the contribution to the stormwater concerns. The addition does not represent a responsible improvement that aligns with the Comprehensive Plan.

FINAL STAFF ANALYSIS:

The application partially satisfies the variance criteria outlined in Section 27-2.2.1. While the site's retaining wall and associated drainage constraints qualify as an exceptional physical condition, the proposed improvements do not demonstrate the minimum relief necessary to justify exceeding lot coverage limits. The variance, as submitted, exceeds what is required for reasonable use and does not align with the ordinance's intent to balance residential development with preservation. Given the property's lack of demonstrated hardship, staff recommends **denial**.

Staff Recommendation: Denial.

Condition: None.



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director
Michael Thurmond Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Jorge Estevez
Mailing Address: 2424 King Arthur Circle NE
City/State/Zip Code: Atlanta, GA 30345
Email: Jesteveztv@gmail.com
Telephone Home: 404-983-6364 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Jorge Estevez and Enrique Betancourt
Address (Mailing): 2424 King Arthur Circle NE
Email: Jesteveztv@gmail.com Telephone Home: 404-983-6364 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2424 King Arthur Circle NE City: Atlanta State: GA Zip: 30345
District(s): 18 Land Lot(s): 231 Block: 09 Parcel: 008
Zoning Classification: R-100 Commission District & Super District: Dis. 1 / Super Dis.07

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.



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Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Director
Lorraine Cochran-Johnson Juliana Njoku

**PRE-APPLICATION FORM
ZONING BOARD OF APPEALS**

Applicant Jorge Estevez Phone: 404-983-6364 Email: Jesteveztv@gmail.com
Applicant Name: _____ Phone: _____ Email: _____

Meeting Information

Date/Time: 10/01/25 @ 10am Planner Name: Lucas Carter
Planner Email: LJCarter@DeKalbCountyGA.gov

Subject Property 2424 King Arthur Circle Atlanta, GA 30345
Property Address: _____

Comm. District(s): District 1 Tax Parcel ID: 18 231 09 008
Zoning: R-100 Land Use: SUB (Suburban) Overlay: _____

Existing Use: _____ Supplemental Regs: _____

Proposed Project

Code sections and Amounts seeking a variance from:
We are seeking a variance involving Section 27-2.2.1

The variance request is to increase lot coverage from 35% to 40% based on a renovation project in the back yard.

Case context and intended project:

The intended project is to enhance the backyard of the property, add a pool, and increase property value.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 10-13-25

Applicant Signature: X 

DATE: _____

Applicant Signature: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

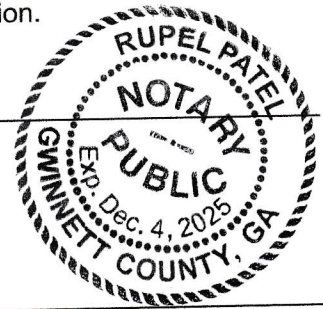
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 10/16/25

Applicant/Agent Signature: [Signature] X



TO WHOM IT MAY CONCERN:

(I)/ (WE): Jorge Estevez
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

[Notary Signature]

Notary Public

X

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Subject: Variance Request to add more impervious ground cover

Dear members of the Zoning Board of Appeals:

My name is Jorge Estevez, and I am writing to request a variance for my newly designed backyard which includes, a pool, native Georgian landscaping and additional decking.

My request pertains to increasing the amount of impervious decking by 5% from 35% to just below 40%. The purpose of the request is to allow to enhance my backyard space, improve the value of the property all while taking into consideration the needs of my neighbors when it comes to adequate storm drainage which is also featured in this design.

I went back and forth several times to make sure that the combination of the pool, decking, landscaping and drainage did not only add to my property value, but also kept well within the spirit of the intended zoning laws laid out by the county even after my home was built in 1962. I have a pretty odd shaped lot size and therefore the design was a challenge. However, I feel as though, with a bit of a variance, we could make it work for everyone.

1 Physical Conditions of Site

I do love my property, but it is an oddly shaped lot as you can tell by the survey. I had to play with angles for landscaping, symmetry and proper drainage. My home was built in 1962 which is well before the Zoning laws which were updated in 2015. The previous owners also built on an addition which takes up even more space of the backyard and limits the amount of functional outdoor space for a pool, decking and firepit. These were conditions that are out of my hands which is why I made it a point to make sure I designed the best use of my backyard taking all into consideration.

2 Minimum Variance Necessary

I have requested what I deem to be a minimal change to the Impervious law based on the challenges I face with my lot lines and slope. This is my 5th rendition of this plan as we kept cutting, limiting, reworking the deck space. I am adding green space. My plan is to replace pine straw areas with even more grass to enhance the look and functionality of the ground. I am also removing a shed that was already built when I bought the house. The shed was built too close to the back line of my property. My goal is to return my property to its proper setbacks for the next owner.

3 Public Welfare

I am working to make sure that the variance to the intended impervious code does not negatively impact my neighbors. As part of the pool project, I am also adding storm drainage as pictured in this application. I am working with a landscaper who designed a flow well system to capture any run-off and direct the water to the appropriate underground drainage system. Currently, there is no drainage system and the property relies on its slope to keep the water moving. As far as public welfare, I have thrown neighborhood gatherings in the past but have been limited by space and now with the expansion of the backyard and additional decking, I can utilize the space throughout the year to increase the gatherings and the neighborhood camaraderie.

4 Ordinance Hardship

The reality is that the enforcement of this code and its 35% limitation of impervious material would really hamper the spirit of my project. I have returned several times with various designs to maximize the space while asking to exceed the limit by 5%. Because the house was built in 1962 and an addition was added in the 90's by the previous owner, any significant project to enhance the property would require a variance.

5 Alignment with the Spirit of the Law

My request keeps with the intention of the law in that it makes sure we do our best as homeowners to bring our properties up to code. I am asking for a variance but adding a drainage system as per code. I am also removing a shed that is currently not in compliance that was built prior to my purchasing the property. I am improving the aesthetics of the property and hence increasing its property value. Any future projects by individual homeowners should provide better community connectivity while preserving and enhancing existing greenspace. I plan to do all those things within the confounds of my property lines as allowed by law.

I am so glad I got the chance to present these findings to you and the rest of the board. I hope my vision is clear and my intent is transparent.

Jorge Estevez

404-983-6364

jesteveztv@gmail.com

SITE ADDRESS: 2424 King Arthur Circle
 ATLANTA, GA 30345
 TAX PLN. 18 231 09 008
 ZONING R-100
 HILLTOP POOLS
 770.471.5889

DEKALB COUNTY COMMISSIONER INFORMATION
 COMMISSIONER DISTRICT 7 PARKING
 SUPER DISTRICT 7, LORENA BOLTON

N/E
 MICHAEL MAURICE HOOPER
 KINGSCLIFF LAKE S/D, SECTION TWO,
 BLOCK 1, LOT 11
 TAX PARCEL ID. 18 231 09 008
 TAX PARCEL ID. 18 231 09 008
 D.B. 26480, PG. 708
 D.B. 31702, PG. 105
 P.B. 32, PG. 105
 ADDRESS: 2463 KING ARTHUR CIRCLE
 ATLANTA, GA 30345

EXISTING IMPERVIOUS: 34.6%
 EXISTING IMPERVIOUS TO BE REMOVED: -3.9%
 PROPOSED IMPERVIOUS TO BE ADDED: +8.6%
 TOTAL PROPOSED POST CONSTRUCTION IMPERVIOUS = 39.3%

EXISTING IMPERVIOUS CALCULATIONS	
HOUSE	2,727 SQ. FT.
CONCRETE PAVEMENT DRIVE	1,693 SQ. FT.
EXISTING MASONRY WALL	75 SQ. FT.
BUILDING/SHED & RAMP	291 SQ. FT.
CARPOR	341 SQ. FT.
CONCRETE PAD	15 SQ. FT.
BRICK LANDSCAPE BARRIERS	33 SQ. FT.
BACK PORCH & STEPS	493 SQ. FT.
SLATE FRONT WALKWAY	173 SQ. FT.
FRONT PORCH & STEPS	117 SQ. FT.
A/C UNITS (TWO)	16 SQ. FT.
WOODEN LANDSCAPE WALL	11 SQ. FT.
TOTAL IMPERVIOUS AREA	5,981 +/- 50 FT.
TOTAL AREA	17,292 +/- 50 FT.
PERCENT OF IMPERVIOUS AREA	34.6%

EXISTING IMPERVIOUS TO BE REMOVED	
EXISTING MASONRY WALL	6 SQ. FT.
BUILDING/SHED & RAMP	291 SQ. FT.
WOODEN LANDSCAPE WALL	11 SQ. FT.
PORTION OF BACK PORCH & STEPS	368 SQ. FT.
TOTAL IMPERVIOUS AREA	676 +/- 50 FT.
TOTAL AREA	17,292 +/- 50 FT.
PERCENT OF IMPERVIOUS AREA	3.9%

PROPOSED IMPERVIOUS CALCULATIONS	
PROPOSED CONC. PAD (UPPER TIER)	225 SQ. FT.
PROPOSED CONC. PAD (LOWER TIER)	240 SQ. FT.
PROPOSED WALL AND STEPS (BETWEEN TIERS)	24 SQ. FT.
PROPOSED POOL & COPING	336 SQ. FT.
PROPOSED DECKING	636 SQ. FT.
PROPOSED BACK STEPS TO DECKING	24 SQ. FT.
TOTAL IMPERVIOUS AREA	1,487 SQ. FT.
TOTAL AREA	17,292 SQ. FT.
PERCENT OF IMPERVIOUS AREA	8.6%

PERMANENT GRASSING/SODDING PLAN(DS4)		
SPECIES	RATE/1000 S.F.	FERTILIZER
WEeping LOWGRASS & VIRGATA OF SERICEA	2-4 LB	6-12-12
LESPEDEZA (SCARIFIED)	1-2 LB	6-12-12
ALL FESCUE GRASS	9-10 LB	6-12-12
BERMUDA GRASS (HULLED)	1-2 LB	6-12-12
(UNHULLED)	2-3 LB	6-12-12

NOTES:
 1. ALL AREAS TO BE SEEDED SHALL HAVE TIME APPLIED AT THE RATE OF 90 LBS. SEED PER 1000 SODDING SQUARE FEET. SEED SHALL BE APPLIED PRIOR TO APPLICATION OF FERTILIZER.
 2. ALL AREAS SEEDED SHALL HAVE AN APPLICATION OF STRAW MULCH IMMEDIATELY AFTER SEEDING.
 3. PERMANENT GRASSING OCT. - JUNE, ALL OTHER MONTHS USE TEMPORARY GRASSING & REPLANT.
 4. USE MULCHING IF INACTIVE DISTURBED AREA IS TO BE EXPOSED FOR MORE THAN 14 DAYS.

EROSION AND SEDIMENT CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY. EROSION AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND LOTS SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF EROSION MANAGEMENT PRACTICES REQUIRED FOR THE PROPOSED PROJECT IN ACCORDANCE WITH THE GEORGIA EROSION CONTROL ACT AND THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY OF THE YEAR IN WHICH THE PROJECT IS TO BE CONSTRUCTED. THIS PLAN IS BASED ON THE BEST AVAILABLE INFORMATION OF THE LAND SURVEYING ACTIVITY AND THE DESIGNER'S SYSTEM OF EROSION CONTROL MEASURES AND PRACTICES. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE STORM WATER OUTFALLS AND SAMPLING OF THE RECEIVING WATER BODY TO DETERMINE THE BEST MANAGEMENT PRACTICES AND SAMPLING METHODS TO BE USED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000-3.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY DIRECT SUPERVISION. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR10000-3.

POOL LOCATION PLAN FOR:
ENRIQUE BETANCOURT & JORGE LUIS ESTEVEZ
 KINGSCLIFF LAKE SUBDIVISION, SECTION TWO, BLOCK 1, LOT 11
 DEKALB COUNTY, GEORGIA
 DATE: SEPTEMBER 2, 2025



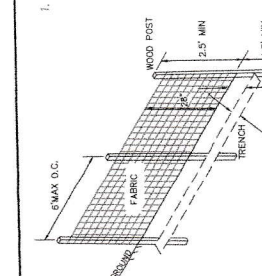
PAUL W. LAIRD
 No. 20084
 STATE OF GEORGIA
 PROFESSIONAL ENGINEER
 CIVIL
 EXPIRES 12/31/2028
 ADDRESS: 2463 KING ARTHUR CIRCLE
 ATLANTA, GA 30345
 PHONE: 404.688.8888
 FAX: 404.688.8888
 E-MAIL: paul@paulwlaird.com

N/E
 ANICE ALBERY
 KINGSCLIFF LAKE S/D, SECTION ONE,
 BLOCK 1, LOT 9
 TAX PARCEL ID. 18 231 09 010
 ZONING: R100
 D.B. 24406, PG. 540
 D.B. 28480, PG. 708
 D.B. 31702, PG. 105
 P.B. 32, PG. 105
 ADDRESS: 2463 KING ARTHUR CIRCLE
 ATLANTA, GA 30345

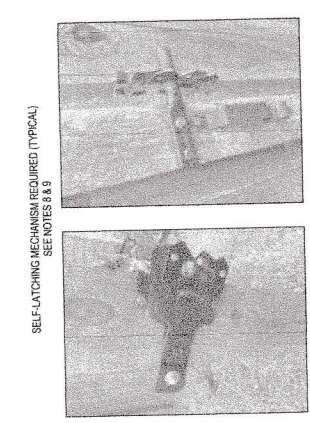
N/E
 MICHAEL MAURICE HOOPER
 KINGSCLIFF LAKE S/D, SECTION TWO,
 BLOCK 1, LOT 11
 TAX PARCEL ID. 18 231 09 008
 TAX PARCEL ID. 18 231 09 008
 D.B. 26480, PG. 708
 D.B. 31702, PG. 105
 P.B. 32, PG. 105
 ADDRESS: 2463 KING ARTHUR CIRCLE
 ATLANTA, GA 30345

N/E
 KINGSCLIFF PROPERTY MANAGEMENT, LLC
 KINGSCLIFF LAKE S/D, SECTION ONE,
 BLOCK 1, LOT 10
 TAX PARCEL ID. 18 231 09 009
 ZONING: R100
 D.B. 26480, PG. 708
 D.B. 31702, PG. 105
 P.B. 32, PG. 105
 ADDRESS: 2463 KING ARTHUR CIRCLE
 ATLANTA, GA 30345

- THIS PROPERTY SUBJECT TO THE FOLLOWING
- CURRENT ZONING R-100 PER DEKALB COUNTY, GEORGIA
 - MINIMUM LOT AREA = 15,000 SQ. FT.
 - MINIMUM LOT WIDTH, STREET FRONTAGE = 100 FEET
 - MINIMUM LOT WIDTH AT BUILDING LINE = 100 FEET
 - MINIMUM LOT COVERAGE = 35%
 - MINIMUM FRONT BUILDING SETBACK = 10 FEET
 - MINIMUM SIDE BUILDING SETBACK = 40 FEET
 - MINIMUM REAR BUILDING SETBACK = 5 FEET
 - MINIMUM HEATED LIVING AREA = 2,000 SQ. FT.
 - MINIMUM BUILDING HEIGHT = 35 FEET
 - MINIMUM ACCESSORY BUILDING HEIGHT = 24 FEET
 - MINIMUM OPEN SPACE = 20%
- MUST BE VERIFIED BY DEKALB COUNTY BEFORE CONSTRUCTION



DETAIL SEDIMENT BARRIER Sd11-NS
 SELF-LATCHING MECHANISM REQUIRED (TYPICAL)
 SEE NOTES 8 & 9



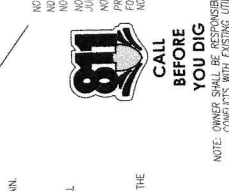
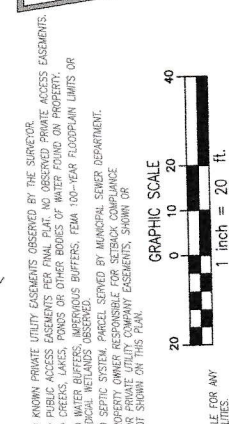
INSTALLATION
 GATE HANDLE AND SELF-LATCHING MECHANISM ON SELF-CLOSING WOODEN PRIVACY GATE AT LEAST 3 INCHES BELOW THE TOP OF THE GATE
 SEE NOTES 8 & 9

DISTURBED STABILIZATION MULCH (DS1)
 PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, SHALL BE USED TO STABILIZE THE DEPTH INDICATED. MULCH OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION. 2. WOOD WASTE (CHIPPS, SHAVINGS, ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH WITH MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.

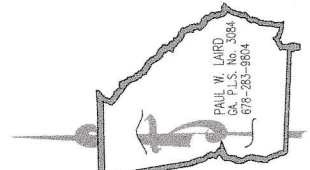
- REFERENCES: PARTNERSHIP DEED BETWEEN HOBSON 304, LLC (GRANTOR) AND ENRIQUE BETANCOURT & JORGE LUIS ESTEVEZ (GRANTEES) DATED: SEPTEMBER 14, 2022. RECORDED IN DEED BOOK 30388, PAGE 256.
 2. FINAL PLAT OF KINGSCLIFF LAKE SUBDIVISION, SECTION TWO, BLOCK 1, LOT 11 RECORDED IN PLAT BOOK 32, PAGE 103.

F.I.R.M. FLOOD NOTE:
 THIS PROPERTY IS LOCATED IN A ZONE X AREA (DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) OF DEKALB COUNTY, GA. ACCORDING TO PANEL NO. 130890003-K COMMAIDED PANEL NO. 130890003-K DATED: 8/15/2019

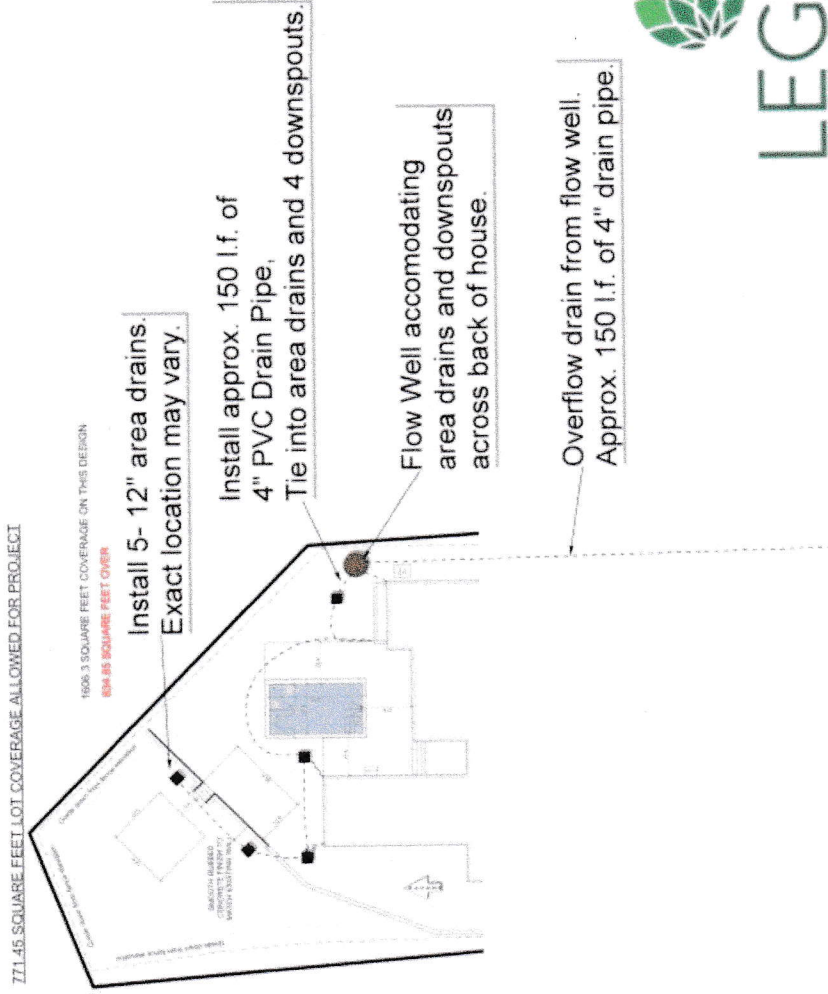
- NOTES:
- ALL IMPROVEMENTS NOT SHOWN
 - THIS PLAN IS NOT A BOUNDARY SURVEY. PLAT NOT INTRODUCED FOR RECORDING PURPOSES
 - THIS PLAN IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER
 - THIS PLAN IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER
 - THIS PARCEL LIES WITHIN A ZONE "X" AREA DETERMINED TO BE LOCATED OUTSIDE THE 500 YR. FLOODPLAIN.
 - TRANSITION FROM CONCRETE APRON ELEVATION TO NATURAL GRADES WITH EITHER 2.5:1 SLOPES OR WITH LANDSCAPING WALLS. ADJUST AS NECESSARY TO MATCH FIELD CONDITIONS.
 - MAINTAIN POSITIVE DRAINAGE AWAY FROM POOL AND HOUSE
 - POOL TO BE FINISHED ACCORDING TO POOL ENCLOSURE REGULATIONS PER THE POOL PERMS (INTERNATIONAL SWIMMING POOL AND SPA CODES)
 - ACCESS TO BE SELF-CLOSING. SELF-LATCHING AND OPEN OUTWARD AWAY FROM POOL AREA
 - ALL SEWERAGE SHALL BE REMOVED ONCE IT HAS REACHED ONE-HALF THE HEIGHT OF THE ORIGINAL BARRIER. ALL SEWERAGE ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.
 - THE SITE TO BE SERVED BY DEKALB COUNTY WATER AND SEWER DEPARTMENT (SANITARY SEWER)
 - SIDE AND REAR SETBACKS BASED ON DEKALB COUNTY REGULATIONS FOR POOL CONSTRUCTION.
 - POOL LOCATION IS TO BE A MINIMUM OF 5' OFF SIDE AND REAR PROPERTY LINES
 - HOMEOWNERS ARE CAUTIONED AGAINST THE USE OF RE-USE WATER FOR HUMAN CONSUMPTION OR OTHER PURPOSES NOT SPECIFICALLY ALLOWED IN THE GEORGIA EPO RE-USE REGULATIONS.



NO KNOWN PRIVATE UTILITY EASEMENTS OBSERVED BY THE SURVEYOR.
 NO PUBLIC ACCESS EASEMENTS PER FINAL PLAT. NO OBSERVED PRIVATE ACCESS EASEMENTS.
 NO CREEKS, LAKES, PONDS OR OTHER BODIES OF WATER FOUND ON PROPERTY.
 NO WINTER BUFFERS, IMPERVIOUS BUFFERS, FEMA 100-YEAR FLOODPLAIN LIMITS OR WOODCHUTE SYSTEMS OBSERVED.
 PROPERTY OWNER RESPONSIBLE FOR SETBACK COMPLIANCE FOR PRIVATE UTILITY COMPANY EASEMENTS, SHOWN OR NOT SHOWN ON THIS PLAN.

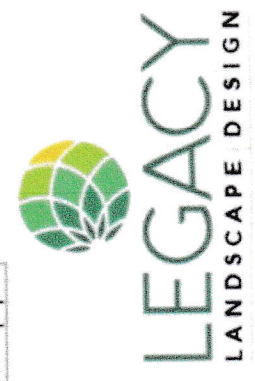


Jorge Estevez
 2424 King Arthur Cir. NE
 Atlanta, GA 30345
 404-983-6364
 jesteveztv@gmail.com



LTOP HILL POOLS
 4.9
 RESIDENTIAL POOL INSTALLATION
 SERVICE AREA
 REMODELING
 MAINTENANCE
 HANDLING & PACKING
 NET WALL SYSTEM

10'-1"



Plan by Mark Schisler
 404-456-9094

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING R-100 PER DEKALB COUNTY, GEORGIA
- MINIMUM LOT AREA= 15,000 SQ. FT.
 - MINIMUM LOT WIDTH, STREET FRONTAGE= 100 FEET
 - MINIMUM LOT WIDTH AT BUILDING LINE= 100 FEET
 - MAXIMUM LOT COVERAGE= 35%
 - MINIMUM FRONT BUILDING SETBACK= 35 FEET
 - MINIMUM SIDE BUILDING SETBACK= 40 FEET
 - MINIMUM REAR BUILDING SETBACK= 40 FEET
 - MINIMUM HEATED LIVING AREA= 2,000 SQ. FT.
 - MAXIMUM BUILDING HEIGHT= 35 FEET
 - MINIMUM OPEN SPACE= 20%
- MUST BE VERIFIED BY DEKALB COUNTY BEFORE CONSTRUCTION.

LEGEND

B	BUILDING LINE
R/W	PROPERTY LINE
BC	RIGHT-OF-WAY
C	CENTERLINE
G	BACK OF CURB
EP	GUTTER
TW	EDGE OF PAVING
BW	TOP OF WALL
X-X	BOTTOM OF WALL
RCP	FENCE
CMP	REINFORCED CONCRETE PIPE
PP	CORRUGATED METAL PIPE
LP	POWER POLE
GW	LIGHT POLE
P	GUY WIRE
PM	POWER LINE
PB	POWER METER
FB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
JB	JUNCTION BOX
DI	DROP INLET
S	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT

KINGSLIFF LAKE SUBDIVISION
PB 29 PG 112

100' TO EAST R/W OF KINGSLIFF DRIVE (60' R/W)

A=100.47' (ACTUAL)
(100' BY PLAT)
R=214.38'
CHD=
N75°19'34"W
99.55'

IMPERVIOUS CALCULATIONS

HOUSE	2,749.1± SQ.FT.
CONCRETE PAVEMENT DRIVE	1,558.1± SQ.FT.
CONCRETE WALL	81.5± SQ.FT.
CONCRETE PAD	11.7± SQ.FT.
CARPOR	431.2± SQ.FT.
CONCRETE PAD	15.4± SQ.FT.
BRICK WALL	0.6± SQ.FT.
BRICK WALL	0.8± SQ.FT.
SLATE WALK	177.5± SQ.FT.
STEPS	22.0± SQ.FT.
BRICK BORDER	13.5± SQ.FT.
CONCRETE PORCH	77.0± SQ.FT.
A/C UNIT	8.4± SQ.FT.
BRICK WALL	13.7± SQ.FT.
A/C UNIT	8.6± SQ.FT.
CONCRETE BLOCK WALL	6.3± SQ.FT.
CONCRETE BLOCK WALL	7.6± SQ.FT.
WOOD WALL	6.6± SQ.FT.
WOOD RAMP	29.7± SQ.FT.
ONE STORY FRAME	124.7± SQ.FT.
ROOF	132.0± SQ.FT.
CONCRETE PAD	8.4± SQ.FT.
TOTAL IMPERVIOUS AREA	5,584.5± SQ.FT.
TOTAL AREA	17,292± SQ.FT.
PERCENT OF IMPERVIOUS AREA	32.3 PERCENT

REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF ENRIQUE BETANCOURT AND JORGE LUIS ESTEVEZ DEED BOOK 30568 PAGE 295-297 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 60,515 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Georgia RLS No. 2646
5-8-25

NO.	REVISIONS	DATE

McClung Surveying
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyma, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
JORGE ESTEVEZ

2424 KING ARTHUR CIRCLE
ATLANTA, GEORGIA

TOTAL AREA= 0.397± ACRES
OR 17,292± SQ. FT.

SCALE IN FEET

LOT 11 BLOCK "I" SECTION TWO
KINGSLIFF LAKE SUBDIVISION

LAND LOT 231
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 5-8-25
FIELD: 5-6-25 SCALE: 1"=20'

PB 32
PG 105

JOB#266096



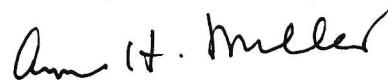


Attention: DeKalb County Zoning Board

I live directly across the street from Enrique and Jorge and I follow their efforts to continuously improve their property. I completely support their Pool Project in their backyard. I know they are increasing their impervious allowance by 5 percent with their new plan, but I also am aware they are removing a storage structure that does not currently meet code.

I feel they are trying to bring their property up to code more than they are trying to take away from the spirit in which the land use laws intended.

Sincerely,

A handwritten signature in cursive script that reads "Ann H. Miller".

Ann H. Miller
2419 King Arthur Circle N.E.
Atlanta, Georgia 30345

10/13/2025

Attention: DeKalb County Zoning Board

I want to support my neighbors,
George Estvez + Emique Betancourt
in their appeal to the Zoning Board as
it relates to their backyard project!

I am aware that their design for their
pool involves adding an additional 5%
which is over the limit for the project.

But given the odd shape of their lot
and the parameters they are working with,
they have gone above and beyond to compromise.

Please allow this project to be completed.

Thank you for your consideration.

Sincerely,

Nancy W. Harte
2443 Kingscliff Dr.
Atl. Ga 30345

Amy and John McMillen
2470 King Arthur Cir
Atlanta GA 30345

October 14, 2025

Dear DeKalb County Zoning Board:

I would like to share my complete approval of my neighbor's Jorge Estevez and Enrique Betancourt's pool project in their back yard. I know they are increasing their impervious allowance by 5% with their new plan, but I am also aware they are removing a storage structure that does not currently meet code.

I feel as though they are bringing their property up to code more than they are trying to take away from the spirit in which the land use laws were intended.

They are wonderful neighbors and we fully support their undertaking.

Thank you.

Amy & John McMillen

October 14, 2025

To: Dekalb County Zoning Board

Re: Support for Variance Request at 2424 King Arthur Circle Northeast

I'm writing to express my full support for my neighbors' proposed pool and decking project at 2424 King Arthur Circle Northeast.

Having lived near this property since they moved in, I have consistently found them to be responsible and considerate homeowners. They have completed previous home improvement projects with professionalism and consideration of their neighbors.

I'm confident this project will enhance both their property and our neighborhood. One example of this: they are addressing drainage concerns proactively by incorporating proper stormwater management solutions to offset the increased impervious surface coverage.

Their track record demonstrates that they will complete this project responsibly and in compliance with all county regulations.

Sincerely,

Michelle Goss
2473 King Arthur Cir
Atlanta, GA 30345

10-13-2025

I live right next to Jorge Estevez and Enrique Betancourt on King Arthur Circle in Dekalb County. Their backyard project is okay with me and I fully support Board approval. I think it will enhance property values in the neighborhood. I know that they are careful to follow the law as intended, and have added pavers and decking to improve safety. This does go over the allowed 35% but only by 5% and is totally a good compromise given the odd size and placement of their lot. Please give careful consideration to their request knowing they have done their very best to work within the given parameters.






Carol Aton
2452 King Arthur Circle
Atlanta GA 30345

ML


Marysha Luther <marysha@hilltoppools.com>

To: Carter, Lucas J; enrique.betancourt@aol.com; Plansustain

Cc: Jorge Estevez <jesteveztv@gmail.com>

   Reply  Reply all  Forward          

Tue 10/21/2025 11:46 AM

 You replied on Wed 10/22/2025 8:53 AM

Good morning,

Paul has indicated that the flo-well plan will change the impervious calculations, see below:

“ Need to account for approximately 1,840 s.f. impervious surface. The Landscaper’s sketch specifies 835 s.f. Impervious surface needs to be accounted for.

835 s.f. Impervious = two (2) 30” tall x 42” inside diameter dry wells.

1,840 s.f. Impervious = four (4) 30” tall x 42” inside diameter dry wells plus one (1) 30” tall x 24” diameter dry wells.

Keeping in mind the impervious surface area that would flow from the downspouts to the dry well is approximate and could change based on the exact square footage of runoff running through the downspouts into the dry wells.”

I have asked him to please update and show on the site plan.

Lucas, do you feel like they should wait to submit the revised site plan showing the above or do you think they can submit the current site plan with the landscape plan?

I have a lot of phone meetings today, so email me your thoughts.

Thank you,
Marysha